WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 279,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2016

Notary Public:

MY COMMISSION EXPIRES: 2.20.18
(AFFIX SEAL)

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Samuel Ray Smith, Jr.	New Owner	Parcel ID:
2605 Lincoya Drive		08412009200
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Barbara Jones, Devisee of the Estate of Donna J. Felmley, fka Donna J. Zeedar and as Trustee of the Donna J. Felmley, aka Donna J. Zeeder, Testamentary Trust and as Executrix Under the Will of Donna J. Felmley

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Samuel Ray Smith, Jr. unmarried
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 68, on the Plan of Lincoya Hills, as of record in Book 1835, Page 91, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to David A. Zeedar and wife, Donna J. Zeedar by deed from James O. Ferguson and wife, Peggy H. Ferguson, of record in Book 11305, Page 454, said Register's Office, dated January 15, 1999. The said David A. Zeedar died February 27, 2006, and title vested in Donna J. Zeedar as surviving tenant by the entirety. And being the same property conveyed to Donna J. Felmley by Quitclaim Deed from Donna J. Felmley (fka Donna J. Zeeder) of record in Instrument 20130327-0030166, said Register's Office, dated March 26, 2013. The said Donna J. Felmley died testate on May 11, 2016, and the Will was admitted to Probate as Probate No. 16P-951, of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Devisees under the Will of Donna J. Felmley. See also Quitclaim Deed of record in Instrument 20160728-0077796, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1835, Page 91, said Register's Office; (3) Easement to U.S. Sprint Communications of record in Instrument 20140114-0003778, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2605 Lincoya Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans: T20160064992 DEEDWARR
Recvd: 07/28/16 11:56 2 pgs
Fees: 13.00 Taxes: 1032.30
20160728-0077797

Witness my hand this 25th day of July, 2016.

Estate of Donna J. Felmley
By:

Barbara Jones
Barbara Jones, Devisee

Barbara Jones
Barbara Jones, Executrix

The Donna J. Felmley, aka Donna J. Zeedar,
Testamentary Trust
By:

Barbara Jones
Barbara Jones, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara Jones, Devisee of the Estate of Donna J. Felmley, fka Donna J. Zeedar with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is an Devisee of the Estate of Donna J. Felmley, fka Donna J. Zeedar and as such Devisee, he/she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of July, 2016.

My Commission Expires: 8/23/16 Patricia Nicholls
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara Jones, Trustee of Donna J. Felmley, aka Donna J. Zeedar Testamentary Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Trustee of Donna J. Felmley, aka Donna J. Zeedar Testamentary Trust, and as such Trustee, he/she are authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of July, 2016.

My Commission Expires: 8/23/16 Patricia Nicholls
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara Jones, Executrix Under the Will of Donna J. Felmley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is an Executrix Under the Will of Donna J. Felmley, and as such Executrix he/she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of July, 2016.

My Commission Expires: 8/23/16 Patricia Nicholls
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.